CITY OF ELGIN
P.O. BOX 128
ELGIN, OREGON 97827
PHONE (503) 437-2253

Sept. 26, 1995

Allen McGuire-Dale
Regional Office of Cooperative Forestry
P.O. Box 3623
Portland, OR 97208-3623

Dear Mr. McGuire-Dale

The City of Elgin requests an extension of its grant OREC-94-057 to August 31, 1996. This extension is needed due to unforseen circumstances regarding availability of a piece of industrial land. Our economic consultant had a series of formal meetings with the land owner from December of 1994 to April, 1995. The land owner decided they did not want to sell their land and would not make it available for industrial use. As a result, the engineering work has been delayed until another property is secured. Our consultant has identified another piece of property which is available and the city will be taking action soon to secure the property. The engineering on this project should begin as soon as the land is secured and will be completed by next summer.

Our economic consultant has completed the economic assessment work on this project. The progress reports and final economic assessment report are attached for your review.

We appreciate your consideration of this time extension request. If you have any questions or concerns please contact Joe Garlitz, City Recorder at 503-437-2253.

Sincerely,

Joe Garlitz
City Recorder

Randy McKone
Mayor

Attachments

CC: Judy Wing, Wallowa Whitman National Forest
Elgin City Council

Sept.8 , 1995

To: Elgin City Council

From: Kevin Cooper

RE: Update on Industrial Park Project

I have completed the study on the project and have written the final report which will be made available upon receipt of the final printing. I hope to make it available at your September Council Meeting. I will be in Salem on that day and may not be able to return in time to make that meeting. I am planning to be at your October meeting to answer any questions about the report and make a formal presentation.

A piece of property has become available that would be a viable option for an industrial park site. The property is owned by a family whose representative met with both Joe and I separately last month. He indicated the family would like to sell the property but has some concerns about an existing use on the property. This existing use takes up only about two acres out of a total of 16 acres and would be consistent with an industrial park. I would recommend the city follow up with this opportunity as soon as possible. The family representative said he would also be talking to Boise Cascade about buying the property.

I thank you for the opportunity to serve you in this capacity and wish you well in this exciting new opportunity.

Aug. 1, 1995

To: Elgin City Council

From: Kevin Cooper

RE: Update on Industrial Park Project

I have completed the information collection phase of the survey I reported on last month. A summary of the preliminary results are attached for your review. These results will be included in a final report which will be made available in September, 1995.

One preliminary result of the survey is the potential for recruiting one or more industrial businesses to the Elgin area. The vast majority of Union County industrial property sales in the past two years have been at the Airport Industrial Park. The county gives these 2 acre sites away in return for minimum investment commitments from businesses. The sites are sold out and it will be 2 to 3 years before more are available. There is still demand for sites in the county. To take advantage of this opportunity, the city would need to consider several actions as soon as possible. To begin this process, I would recommend the following issues be discussed:

1. The city should discuss if it wants get into the industrial property business. If the city is not willing to purchase the property, a first option to buy could be used to secure the property. In either case, the city will want some assurance that the property is available for immediate industrial use once water and sewerage service is put in place.

2. If the city decides to move forward on this opportunity, a confidential inquiry should be made on the availability of specific properties which could be purchased or secured. The city engineer and city manager would be best qualified to identify these properties. If a property is found to be suitable, an offer should be made on the property before the activity becomes public knowledge.

3. The city should consider the amount of funds available for land purchase, water and sewer improvements, and related transaction costs. This would provide a guide for Joe in recommending actions as needed to implement this project.

This economic development opportunity offers an chance to diversify the local economy and the city's tax base. It will require an initial investment from the city. I am recommending the city consider this as an inveswtment in the future.

July 7, 1995

To: Elgin City Council

From: Kevin Cooper

RE: Update on Industrial Park Project

I have sent out survey form and have received about 15% of the surveys back as of the date of this letter. The preliminary results should be available in time for your next council meeting in August. Until that time, I will be working on a series of recommendations which will be needed to develop the property.

Last month we identified a piece of property that would be ideal for industrial development. A confidential inquiry has been made on the availability of that property and no word has been received back so far on the status of the property.

I have collected a large number of marketing materials related to industrial recruitment and am preparing a series of recommendations for the city to consider in developing a marketing plan. These recommendations will first be forwarded to the Elgin 2010 Committee for inclusion in their strategic planning efforts related to industrial recruitment and business retention. These recommendations should be available in September.

If you have any questions about these matters, call me at 437-8383.

June 12, 1995

To: Elgin City Council

From: Kevin Cooper

RE: Update on Industrial Park Project

The industrial park project is beginning to take on some tangible form. A tentitive new industrial site has been identified and a confidential inquiry into the availability of the land is currently being made. The park design work to be conducted by the engineer will be delayed until the site is deemed to be available.

The economic assessment work is proceeding with a survey of economic development programs in Eastern Oregon. This survey will look at what other economic development programs are doing with industrial recruitment. That information will be used to insure Elgin has the best chance for success in retaining existing business and recruiting new ones. The survey will also help to identify how succesful economic development organizations differ from those that have not recruited a business lately. These design features will become part of the recommendation for developing a program in Elgin.

The work on this project was originally scheduled to be completed this summer. Because of the delay caused by the industrial land not being available, the engineering and design work will likely be completed this fall. However, the economic assessment activities should be completed in about 60 days. A final report will be published at the completion of all work and submitted to the 2010 Committee and the city for final review. If you have any questions, call me at 437-8383.

Nov. 18, 1994

Howard Perry
Anderson Perry & Associates
1901 N Fir
La Grande, OR 97850

RE: City of Elgin Industrial Park - Preliminary Planning

Howard:

The City of Elgin has formally accepted the grant award from the US Forest Service for the industrial park technical assistance project. We will need to begin work on the project as soon as we can fit it into our schedules.

In your letter accompanying your portion of the work plan, you indicated a meeting would need to be put together with the Elgin 2010 Committee to begin the process. I will be meeting with the 2010 Committee on Monday Nov. 21, 1994 and will begin the first phase of my work on the project. Their next meeting is scheduled for Monday Dec. 19, 1994. The meeting is scheduled to begin at 7:00pm. I will forward information on the meeting location as soon as it is set.

We will need to meet with people from Boise Cascade Corporation and Oregon Log and Fiber. These companies have a significant interest in the project and may have input that would impact the scope of our work.

If at all possible, it would be helpful if you could fit the December meeting into your schedule. I am looking forward to meeting and talking with you soon about this project. If you have any questions or suggestions, call me at your convenience.

Sincerely,

Kevin J. Cooper

copy: Mary Rose Nichols, Elgin 2010 Facilitator
Joe Garlitz, Elgin 2010 Chairman